

THE VILLAGE OF STE. ANNE

DEVELOPMENT PLAN

Prepared for:

The Village of Ste. Anne

By:

Municipal Planning
Department of Municipal Affairs
Steinbach, Manitoba

September, 1984

THE VILLAGE OF STE. ANNE

BY-LAW NO. _____

BEING a By-law of the Village of Ste. Anne to adopt
The Village of Ste. Anne Development Plan;

WHEREAS Section 26(4) of The Planning Act, Chapter
29, S.M. 1975 provides that the Council of a Municipality may
by By-law prepare a Development Plan;

AND WHEREAS Section 30(1) of the said Act provides
that the Council of a Municipality shall adopt a Development
Plan by By-law;

AND WHEREAS It is deemed expedient and desirable to
adopt a Development Plan for the Village of Ste. Anne;

NOW THEREFORE, the Council of the Village of Ste.
Anne, in meeting duly assembled, enacts as follows:

The Village of Ste. Anne Development Plan, designated
Schedule "A" and attached hereto, is hereby approved
and adopted in accordance with the provisions of The
Planning Act.

Mayor

Secretary-Treasurer

Given first reading on the ____ day of _____ A.D., 198 .

Given second reading on the ____ day of _____ A.D., 198 .

Given third reading on the ____ day of _____ A.D., 198 .

Certified a true copy of By-law No. ____ of the Village of Ste. Anne.

Secretary-Treasurer

SCHEDULE "A"
THE VILLAGE OF STE. ANNE
DEVELOPMENT PLAN

ATTACHED TO AND FORMING
PART OF BY-LAW NO. _____ OF
THE VILLAGE OF STE. ANNE

TABLE OF CONTENTS

	<u>Page</u>
PART I	INTRODUCTION
A.	PURPOSE OF THE DEVELOPMENT PLAN 1
B.	BASIS OF THE DEVELOPMENT PLAN 1
C.	FORMAT OF THE DEVELOPMENT PLAN 1
D.	INTERPRETATION OF THE DEVELOPMENT PLAN 2
PART II	GENERAL COMMUNITY DEVELOPMENT GOALS & POLICIES
A.	COMMUNITY DEVELOPMENT 4
1.	Findings 4
2.	Community Goals 4
3.	Development Policies 5
PART III	LAND USE POLICIES
A.	RESIDENTIAL 7
1.	Findings 7
2.	Objectives 7
3.	Policies 8
B.	COMMERCIAL
1.	Findings 9
2.	Objectives 10
3.	Policies 10
C.	INDUSTRIAL
1.	Findings 11
2.	Objectives 11
3.	Policies 12
D.	INSTITUTIONAL
1.	Findings 13
2.	Objectives 13
3.	Policies 13
E.	OPEN SPACE AND RECREATION
1.	Findings 14
2.	Objectives 14
3.	Policies 14
F.	RURAL
1.	Findings 15
2.	Objectives 15
3.	Policies 15
PART IV	MUNICIPAL SERVICES AND TRANSPORTATION
A.	MUNICIPAL SERVICES 17
1.	Findings 17
2.	Objectives 17
3.	Policies 18
B.	TRANSPORTATION AND PUBLIC UTILITIES
1.	Findings 19
2.	Objectives 20
3.	Policies 20

	<u>Page</u>
PART V	
IMPLEMENTATION	
A. ZONING BY-LAWS	23
B. SUBDIVISION CONTROL	23
C. SECTOR PLANS AND SPECIAL STUDIES	23
D. DEVELOPMENT PERMITS	23
E. BUILDING REGULATIONS	24
F. DEVELOPMENT AGREEMENTS	24
G. LAND ACQUISITION	24
H. PLANNING COMMITTEES	25
I. CAPITAL EXPENDITURE PROGRAM	25
J. REVIEW AND AMENDMENT	25
LIST OF MAPS	
MAP 1 - GENERAL SETTING	3
MAP 2 - GENERAL LAND USE	26
MAP 3 - PROPOSED STREET CLASSIFICATION	27
APPENDIX I. CAPITAL EXPENDITURE PROGRAM	28

Part I Introduction

A. PURPOSE OF THE DEVELOPMENT PLAN

Section 27(1) of The Planning Act outlines the purpose of the development plan. Essentially it is a statement of the land use goals and objectives of the Village and the policies and programs that will guide and direct future land use and development within the Village boundary (see Map 1 for General Setting of the Village).

It is the aim of this Development Plan, to serve both a day-to-day as well as a long term purpose, and it will be used to promote orderly growth in the Village by identifying problems, and opportunities, as they relate to the residents and to the resources that are available. The Plan shall serve as the framework whereby land use decisions are made and subsequent development or re-development shall take place.

B. BASIS OF THE DEVELOPMENT PLAN

The Village of Ste. Anne Development Plan is based on the conclusions and recommendations derived from a series of background studies on the current and projected land use situations in the Village, consultation with local officials and the public, and on the effective review of the Village of Ste. Anne Planning Scheme. The latter document has been in force since 1965, and has been subject to numerous amendments to keep it current and effective. Since planning is not a static activity, it is Council's decision to replace the somewhat dated Planning Scheme with a contemporary Development Plan.

C. FORMAT OF THE DEVELOPMENT PLAN

The Development Plan is divided into five parts.

Part I provides the background and introduction to the Plan. It outlines the purpose of the Plan as well as its basis, format and general interpretation.

Part II deals with the general overall findings, goals and

development policies for the entire Village of Ste. Anne.

Part III deals with specific land uses by stating some of the findings, and the objectives and policies as they apply to each land use designation.

Part IV provides the findings and establishes the objectives and policies for the municipal services and transportation facilities in the Village.

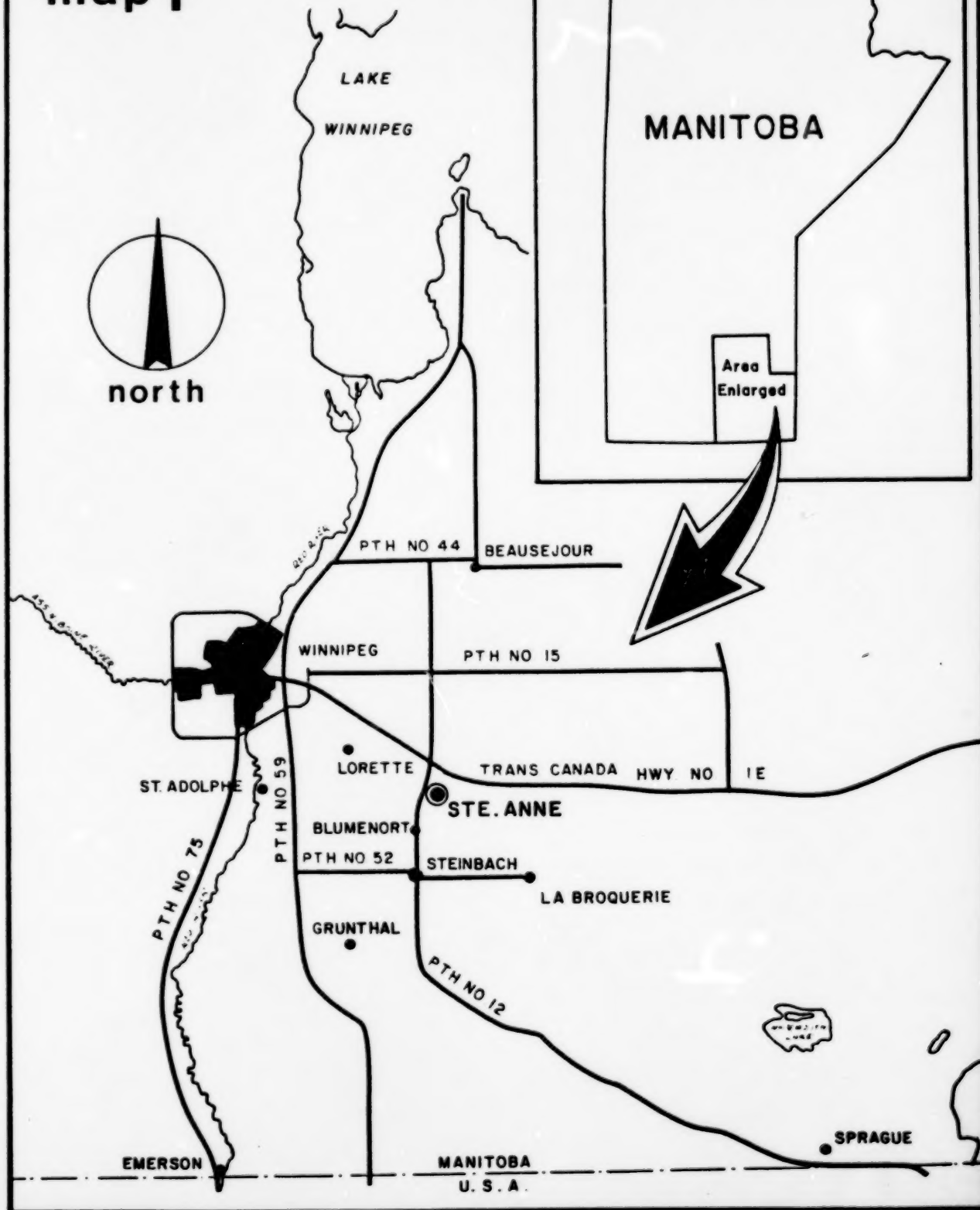
Part V of the Plan elaborates on the various means of implementing the policies of this Plan.

D. INTERPRETATION OF THE DEVELOPMENT PLAN

In interpreting the policies of this Plan, reference should be made to the text and the "General Land Use" Map. The boundaries of the land use designations on the map are intended to be relatively general only. Precise boundaries that reflect the application to the Development Plan Policies shall be established by the Zoning By-law to be prepared upon the adoption of the Development Plan.

Since strict adherence to the boundaries of the land use designations is not anticipated, situations may arise where land use boundaries will be subject to minor adjustments in order to fulfill, in Council's opinion, the desirable development of the area. In such circumstances, amendments to the Development Plan will not be required provided that such adjustment or interpretation complies with the overall objectives and intents of the Development Plan.

REGIONAL SETTING map 1



Part II General Community Development Goals & Policies

A. COMMUNITY DEVELOPMENT

1. Findings

The Village of Ste. Anne developed in a linear fashion along the historic Dawson Road at a point where it crosses the Seine River. As a river lot development all properties of the initial settlement extended to the River and were subject to occasional flooding. Since the opening of the Seine River Diversion, the flood risk to the community has been greatly reduced.

Most prominent in the early settlement was the establishment of the Roman Catholic Parish and Convent and it remains as a dominant feature in Ste. Anne. It has provided the focus for the community's development. Subsequent construction of P.T.H. No. 12 has attracted development along that highway and has dispersed the initial historical focus. In the future the development pattern will likely be further affected by the re-alignment of P.T.H. No. 12 to the west of the Village's corporate limits. At the current time, the Community's industrial activity has located in the western portions of the community where there will be a relatively direct access to the highway.

In 1980, 378 acres were annexed to the Village expanding the corporate boundaries to the north and providing the Village with a substantial amount of land for expansion into the foreseeable future.

Social, recreational and cultural facilities and services have developed in this overall framework. They are well located within easy access of all residential subdivisions which have developed in a manner that makes the provisions of these services possible at a reasonable cost to the Municipality.

2. Community Goals

- 2.1 To promote the orderly development of the Village of Ste. Anne in a manner that will ensure the safe and economical provision of social, cultural, recreational and municipal services.

- 2.2 To provide physical, social and economic development strategies that will optimize the Village's resources and best serve the needs of its residents and the Region.
 - 2.3 To provide for the compatible and efficient use of land by minimizing conflicts between adjoining land uses.
 - 2.4 To ensure that there is an adequate supply of land available and designated for a full range of urban land uses.
 - 2.5 To protect the general health, safety and well being of the residents by adopting land use policies that will ensure that development takes place in a manner that will not endanger the health or safety of any individual or property or place an undue burden on the Community.
 - 2.6 To ensure that development occurs in a manner that will strengthen the roles of the Village.
 - 2.7 To consult and cooperate with all affected agencies, governments and the general public in preparing and implementing the policies of this Plan.
3. Development Policies
- 3.1 FUTURE DEVELOPMENT IN THE VILLAGE OF STE. ANNE SHALL BE CONSISTENT WITH THIS PLAN. THE ZONING BY-LAW AND PUBLIC WORKS UNDERTAKEN BY THE VILLAGE SHALL BE CONSISTENT WITH THE PROVISIONS AND INTENT OF THE DEVELOPMENT PLAN.
 - 3.2 WHERE THE EXISTING USE OF THE LAND IS DIFFERENT FROM THE FUTURE LAND USE DESIGNATION OF THE PLAN AND WHERE SUCH USE IS NOT DEEMED UNDESIRABLE BY VIRTUE OF SAFETY HAZARD, TRAFFIC OR POLLUTION, OR WHERE SUCH A USE IS NOT DETRIMENTAL TO FULFILLING THE INTENT OF THE PLAN, THE USE MAY BE ZONED IN THE SUBSEQUENT ZONING BY-LAW TO REFLECT ITS EXISTING USE; HOWEVER, ANY LAND USE CHANGE SHALL BE CONSISTENT WITH THIS PLAN.
 - 3.3 ALL AREAS SHALL BE ENCOURAGED TO DEVELOP, RE-DEVELOP AND BE MAINTAINED IN SUCH A MANNER THAT IT CREATES A PLEASANT COMMUNITY ENVIRONMENT.
 - 3.4 AS A CONDITION OF APPROVAL OF A DEVELOPMENT PROPOSAL, THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL INFORMATION THAT WILL DEMONSTRATE COMPLIANCE WITH THE INTENT AND PROVISIONS OF THIS PLAN.

- 3.5 DEVELOPMENTS THAT CREATE HAZARDOUS SITUATIONS OR ARE SUBJECT TO ENVIRONMENTAL HAZARDS WHICH INCLUDES FLOODING, EROSION AND BANK INSTABILITY, SHALL NOT BE PERMITTED UNLESS THE HAZARD HAS BEEN REMOVED OR APPROPRIATE REMEDIAL MEASURES HAVE BEEN TAKEN THAT WILL ENSURE THE PROTECTION OF LIFE AND PROPERTY AND ARE WITHIN THE GUIDELINES OF PROVINCIAL ENVIRONMENTAL, HEALTH AND WATER RESOURCES AGENCIES.
- 3.6 WHERE DIFFERING LAND USES ABUT EACH OTHER AND THE POTENTIAL FOR CONFLICT EXISTS, BUFFERING MATERIALS SUCH AS PLANTS, MAY BE REQUIRED AS A MEANS OF MINIMIZING THE IMPACT ON THE AFFECTED LAND USE.
- 3.7 THE ROLE OF THE VILLAGE OF STE. ANNE AS A RESIDENTIAL COMMUNITY SHALL BE PRESERVED AND ENHANCED AND ITS DEVELOPMENT AS A COMMERCIAL AND INDUSTRIAL COMMUNITY SHALL BE PROMOTED.
- 3.8 EXISTING SERVICED LANDS AND LANDS DESIGNATED FOR NEAR FUTURE SERVICING OR DEVELOPMENT SHALL HAVE THE HIGHEST DEVELOPMENT PRIORITY.
- 3.9 IN ORDER TO ENSURE AN ADEQUATE SUPPLY OF LAND FOR A FULL RANGE OF LAND USES, DEVELOPMENT ACTIVITIES SHALL BE ENCOURAGED OR INITIATED THAT WILL ENSURE AN ORDERLY EXPANSION OF THE COMMUNITY.
- 3.10 COMMERCIAL EXPLOITATION, DEVELOPMENT, LAND USE OR DEMOLITION SHALL NOT BE PERMITTED IF IT ENDANGERS ANY SITE OR STRUCTURE OF HISTORICAL, ARCHITECTURAL OR ARCHAEOLOGICAL SIGNIFICANCE. AS A CONDITION FOR DEVELOPMENT, A DEVELOPER MAY BE REQUIRED TO SHOW THAT AN HISTORICALLY, ARCHITECTURALLY OR ARCHAEOLOGICALLY SIGNIFICANT SITE OR STRUCTURE IS NOT BEING ENDANGERED OR DEMOLISHED.
- 3.11 THE CONTINUED COOPERATION AND SUPPORT OF OTHER LEVELS OF GOVERNMENT, PRIVATE AND PUBLIC UTILITIES, THE OFFICIALS OF THE R.M. OF STE. ANNE, THE RESIDENTS OF THE VILLAGE, AND OTHER SPECIALISTS SHALL BE SOUGHT IN ADDRESSING AND WORKING TO RESOLVE LAND USE ISSUES IN THE VILLAGE IN THE MOST ECONOMIC, EFFICIENT AND WELL-PLANNED MANNER.
- 3.12 IN ORDER TO PROTECT AND ENHANCE THE DEVELOPMENT INVESTMENTS OF PROPERTY OWNERS WITHIN THE VILLAGE OF STE. ANNE, COUNCIL WILL ENDEAVOR TO MAINTAIN A POSITIVE, COOPERATIVE AND HEALTHY WORKING RELATIONSHIP WITH THE R.M. OF STE. ANNE AND THEREBY ENCOURAGE THE ESTABLISHMENT OF LAND USE POLICIES FOR THE VILLAGE'S PERIPHERY THAT WOULD COMPLEMENT THE INTENT AND OBJECTIVES OF THIS DEVELOPMENT PLAN.
- 3.13 DISPOSAL OF ELM TREES, BRANCHES AND WOOD SHOULD BE IN ACCORDANCE WITH THE DUTCH ELM DISEASE ACT AS ADMINISTERED BY THE PROVINCE OF MANITOBA.

Part III Land Use Policies

A. RESIDENTIAL

1. Findings

The 1981 population of Ste. Anne had increased to 1,340 people which was 10% greater than the 1976 population of 1,220 and 26% greater than the 1971 figure of 1,060.

In addition to increases in population totals over this 10 year period, there have been changes in the composition of the population. The less than 20 age group has decreased from 49 to 36% of the total population while the 65 and older age group has increased from 10 to 18%. At the same time the average family size has decreased from 4.3 to 3.5 (the 1981 average for Canada's urban centres is below 2.9).

Approximately one-third of the built-up portion of the Village is used for residential purposes which is comprised of 325 detached dwellings, 17 units in multiple family dwellings and 12 mobile homes. Since 1978 the number of residences has increased by 60 units or at an average of 12 per year.

Residential lots are characterized by their large size and consequent low density. A municipal sewerage system serves the residents while potable water is acquired by virtue of privately owned individual or shared wells.

Residential development has taken place in a manner that the Community's commercial, institutional and social services are within easy walking access.

2. Objectives

2.1 To ensure there is a sufficient supply of land suitable for residential use to meet the demands of the Community into the foreseeable future.

2.2 To ensure the orderly expansion and development of residential land in the Village.

- 2.3 To ensure that development of residential areas is undertaken in a manner that the costs for the provision of services are not unduly increased.
- 2.4 To protect residential areas from the intrusion of land use activities that would degrade the quality of residential life in the Village.
- 2.5 To ensure that all necessary and desirable support services are considered in providing areas for residential lots.

3. Policies

- 3.1 AREAS FOR RESIDENTIAL USE ARE DESIGNATED FOR SUCH USE ON MAP 2, "GENERAL LAND USE".
- 3.2 EXISTING UNDEVELOPED, SERVICED LAND IN THE RESIDENTIAL AREA HAS THE HIGHEST PRIORITY FOR RESIDENTIAL DEVELOPMENT.
- 3.3 DEVELOPMENT OF NEW RESIDENTIAL SUBDIVISIONS AND EXPANSION OF AREAS FOR RESIDENTIAL USE SHALL BE UNDERTAKEN IN AN ORDERLY AND ECONOMIC MANNER IN ORDER THAT SUCH DEVELOPMENT OR EXPANSION WILL NOT CREATE A LEAP-FROGGING EFFECT WHICH MAY UNNECESSARILY RESULT IN AN EXCESSIVE AMOUNT OF SERVICED UNDEVELOPED LAND.
- 3.4 IN ORDER TO ENSURE A CONTINUING ADEQUATE SUPPLY OF RESIDENTIAL LAND, DEVELOPMENT WILL BE PERMITTED, SUBJECT TO THE GENERAL LAND USE AND MUNICIPAL SERVICES POLICIES OF THIS DOCUMENT.
- 3.5 THE PRIORITIES FOR DEVELOPING RESIDENTIAL AREAS SHALL BE BASED ON THE FAVOURABLE CONSIDERATION OF THE FOLLOWING:
 - a) THE COST AND FEASIBILITY OF PROVIDING MUNICIPAL SERVICES;
 - b) THE EFFECT ON EXISTING INFRASTRUCTURE SUCH AS STREETS TO ENSURE SAFETY IS NOT JEOPARDIZED AND ACCEPTABLE CAPACITIES ARE NOT EXCEEDED.
 - c) AVAILABILITY OR THE CAPACITY TO PROVIDE OTHER COMMUNITY SERVICES SUCH AS EDUCATION, RECREATION, ETC.
- 3.6 IN THE ABSENCE OF A MOBILE HOME PARK, MOBILE HOMES SHALL BE PERMITTED IN THE RESIDENTIAL AREA AND THE REQUIREMENTS FOR A SINGLE FAMILY RESIDENCE SHALL APPLY. ESTABLISHMENT OF A MOBILE HOME ON A RESIDENTIAL SITE SHALL BE IN SUCH A MANNER THAT IT CAN BE READILY RELOCATED. UPON THE ESTABLISHMENT OF A PARK FOR MOBILE HOMES, EXISTING MOBILE HOMES MAY BE REQUIRED TO RELOCATE TO SUCH A PARK, AND NEW MOBILE HOMES WILL ONLY BE PERMITTED IN A MOBILE HOME PARK.
- 3.7 MOBILE HOME PARKS MAY BE PERMITTED IN THE RESIDENTIAL AREA SUBJECT TO THE CONSIDERATIONS AND APPROVAL OF COUNCIL. DISTRICTS FOR MOBILE HOME PARKS AND THE APPLICABLE STANDARDS WILL BE

ESTABLISHED BY THE ZONING BY-LAW. IN EVALUATING AN APPLICATION TO ESTABLISH A MOBILE HOME PARK, CONSIDERATION SHALL BE GIVEN TO THE EXISTING RESIDENTIAL CHARACTER, ANTICIPATED CHANGES IN TRAVEL PATTERN, AVAILABILITY AND CAPACITY OF PUBLIC SERVICES, THE GENERAL DESIGN OF THE PROPOSAL, AND SUCH OTHER THINGS THAT ARE DEEMED SIGNIFICANT.

- 3.8 MULTIPLE FAMILY RESIDENTIAL DWELLINGS MAY BE PERMITTED IN AREAS DESIGNATED FOR RESIDENTIAL AND COMMERCIAL USE SUBJECT TO THE CONSIDERATIONS AND APPROVAL OF COUNCIL. DISTRICTS FOR MULTIPLE FAMILY RESIDENCES AND THE APPLICABLE STANDARDS SHALL BE ESTABLISHED BY THE ZONING BY-LAW. IN EVALUATING AN APPLICATION FOR A MULTIPLE FAMILY RESIDENCE, CONSIDERATION SHALL BE GIVEN TO FACTORS SUCH AS CHANGES IN TRAFFIC PATTERN, EXISTING NEIGHBOURHOOD CHARACTER, DAY LIGHTING AND THE AVAILABILITY AND CAPACITY OF SERVICES.
- 3.9 A HOME OCCUPATION IS A BUSINESS CARRIED ON ENTIRELY WITHIN A RESIDENCE BY ONE PERSON WHO IS A PERMANENT RESIDENT OF THE HOME IN WHICH THERE IS NO STOCK IN TRADE, NO ADDITIONAL PARKING TO THAT REQUIRED BY THE DWELLING, AND NO SIGN OR NOTICE ADVERTISING THE BUSINESS. HOME OCCUPATIONS SHALL BE PERMITTED IN THE RESIDENTIAL AREA AS A TEMPORARY USE SUBJECT TO THE ACQUISITION OF A TEMPORARY PERMIT. IN KEEPING WITH THE INTENT OF THE HOME OCCUPATION, WHICH IS TO ESTABLISH ONESELF IN A BUSINESS, CONTINUATION OF THE BUSINESS UPON EXPIRY OF THE TEMPORARY PERMIT MAY REQUIRE THAT THE BUSINESS RELOCATE TO AN AREA DESIGNATED FOR SUCH USE.

B. COMMERCIAL

1. Findings

The historical development of the Village which focussed on the Roman Catholic Church and Dawson Road has to a large part given rise to the initial commercial development along Rue Centrale. The subsequent construction of P.T.H. No. 12 has attracted commercial development, especially highway commercial, to develop in its vicinity. Essentially, two dominant forces affecting commercial development have occurred in Ste. Anne, i.e. Rue Centrale in the vicinity of the Church and P.T.H. No. 12.

Existing commercial development consists of a variety of services relating to the community needs and through traffic on P.T.H. No. 12. The Community's proximity to Winnipeg and Steinbach and its dormitory-type character has resulted in a small, but adequate, supply of commercial development (2% of total built-up acreage).

The recent re-alignment of P.T.H. No. 12 will have an impact on Ste. Anne's commercial role and activity. In addition, the hard

surfacing of P.R. No. 210 east of the Village may generate new through-traffic from the Southeast. This traffic may generate an additional demand for commercial services and the highway commercial orientation may change.

2. Objectives

- 2.1 To promote and structure the development of commercial areas that will further define and improve the functional role of Ste. Anne as a local and regional service centre.
- 2.2 To provide areas and policies for the development of both General Commercial and Highway Commercial areas.
- 2.3 To minimize conflicts between Commercial areas and other land uses where there may be a potential for land use conflict.
- 2.4 To provide for an orderly long-term conversion of non-commercial properties, within areas designated for commercial use, when the conversion is both necessary and desirable.
- 2.5 To ensure that highway commercial areas develop in such a manner that they will not impede the safety and the primary function of the highway to which it is oriented.

3. Policies

- 3.1 THE GENERAL COMMERCIAL AREA AS DESIGNATED ON MAP 2, "GENERAL LAND USE" SHALL BE THE HIGH DENSITY CENTRAL COMMERCIAL AREA OF THE VILLAGE. IT SHALL:
 - a) BE RECOGNIZED AS THE MAIN COMMERCIAL, BUSINESS AND CULTURAL CENTRE OF THE VILLAGE.
 - b) BE DEVELOPED IN A COMPACT AND EFFICIENT WAY THAT WILL PROVIDE AS HIGH A LEVEL OF SERVICE AS POSSIBLE.
 - c) BE ENCOURAGED TO EXPAND IN A MANNER THAT IS LOGICAL AND CONTIGUOUS WITH EXISTING COMMERCIAL DEVELOPMENT AND SHALL NOT OCCUR IN AN UNACCEPTABLE LEAP-FROGGING MANNER.
 - d) GENERALLY INCLUDE USES SUCH AS RETAIL STORES, PERSONAL SERVICE SHOPS, FINANCIAL INSTITUTIONS, RESTAURANTS, MEDICAL, PROFESSIONAL AND ADMINISTRATIVE OFFICES, ENTERTAINMENT FACILITIES AND PUBLIC AND PRIVATE INSTITUTIONS.
 - e) BE DEVELOPED IN A MANNER THAT MINIMIZES CONFLICT WITH EXISTING ADJACENT USES.

3.2 THE HIGHWAY COMMERCIAL AREA AS DESIGNATED ON MAP 2 "GENERAL LAND USE" SHALL BE THE LOWER DENSITY COMMERCIAL/LIGHT MANUFACTURING AREA OF THE VILLAGE. IT SHALL:

- a) INCLUDE THOSE AREAS WHOSE USES CATER TO THE TRAVELLING PUBLIC SUCH AS AUTO SERVICE CENTRES, ROADSIDE RESTAURANTS AND CAFES, MOTELS AND HOTELS, AND THOSE COMMERCIAL/LIGHT MANUFACTURING USES REQUIRING SITES AND/OR CONVENIENT HIGHWAY ACCESS AND DO NOT DETRACT FROM THE GENERAL VIABILITY OF THE GENERAL COMMERCIAL AREA OR THE INDUSTRIAL AREA.
 - b) BE LOCATED IN AREAS THAT ARE ADJACENT TO AND WELL SERVICED BY A PROVINCIAL HIGHWAY OR MAJOR TRAFFIC CORRIDOR, AND DO NOT DETRIMENTALLY INTERFERE WITH THE PRIMARY ROLE OF THE PROVINCIAL HIGHWAY WHICH IS SAFE AND EFFICIENT MOVEMENT OF TRAFFIC.
- 3.3 DEVELOPMENT IN THE COMMERCIAL AREAS SHALL OCCUR IN A MANNER THAT WILL MINIMIZE CONFLICT WITH ADJOINING ADJACENT USES. WHERE COMMERCIAL USES ABUT RESIDENTIAL AREAS, ADEQUATE BUFFERING SHALL BE REQUIRED.
- 3.4 NEIGHBOURHOOD COMMERCIAL ACTIVITIES SUCH AS A LOCAL GROCERY STORE (CONVENIENCE STORE) MAY BE CONSIDERED OUTSIDE THE GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL AREAS PROVIDING THERE IS A DEMONSTRATED NEED FOR SUCH A FACILITY; IT DOES NOT DETRACT FROM THE VIABILITY OF THE OTHER COMMERCIAL AREAS; AND IT DOES NOT UNACCEPTABLY IMPACT ON THE SURROUNDING AREAS.
- 3.5 MULTIPLE FAMILY RESIDENTIAL DWELLINGS MAY BE PERMITTED IN THE AREAS DESIGNATED FOR COMMERCIAL USE SUBJECT TO THE CONSIDERATIONS AND APPROVAL OF COUNCIL. IN ESTABLISHING A MULTIPLE FAMILY RESIDENCE THE CONSIDERATIONS AND REQUIREMENTS OF POLICY 8, "SECTION A, RESIDENTIAL" SHALL APPLY.
- 3.6 RESIDENTIAL DWELLINGS, INCLUDING MOBILE HOMES SUBJECT TO POLICIES 3.6 AND 3.7 OF PART III SECTION A OF THIS PLAN, MAY BE PERMITTED AS AN ACCESSORY USE WITHIN THE COMMERCIAL AREAS WHERE SUCH RESIDENTIAL USE WILL NOT DETRACT FROM THE PRIMARY COMMERCIAL ROLE OF THE SITE. STANDARDS FOR SUCH RESIDENTIAL USE WILL BE ESTABLISHED BY THE ZONING BY-LAW.

C. INDUSTRIAL

1. Findings

Only four percent of the built-up acreage in Ste. Anne is used for industrial purposes. Due to Ste. Anne's residential role, this is not an unusual figure although it is less than that in other communities of similar size.

Existing industrial uses such as the grain elevator, bulk fuel storage and autobody shop are located near the tracks in the west end

of the community. This area provides good rail and highway accesses. With the re-routing of P.T.H. No. 12 this area shall continue to have excellent transportation access and may effectively act as a buffer between the community and the re-routed P.T.H. No. 12.

2. Objectives

- 2.1 To recognize existing Industrial development in the Village and to protect such Industries from the encroachment of incompatible uses that may reduce the viability of the existing Industries.
- 2.2 To designate and protect areas where Industrial development will be encouraged to locate and develop into a viable activity.
- 2.3 To minimize existing and/or potential conflict between Industrial and other adjacent uses.

3. Policies

- 3.1 INDUSTRIAL ACTIVITIES SHALL BE LOCATED IN AREAS DESIGNATED FOR SUCH USE ON MAP 2, "GENERAL LAND USE".
- 3.2 DESIGNATION OF INDUSTRIAL AREAS SHALL TAKE INTO CONSIDERATION THE AVAILABILITY OF MUNICIPAL SERVICES AS WELL AS ACCESS TO TRANSPORT MATERIALS AND GOODS SO THAT USES IN OTHER AREAS ARE NOT UNDULY DISTURBED OR DETRIMENTALLY AFFECTED.
- 3.3 WHERE AN INDUSTRIAL AREA ABUTS A MORE RESTRICTIVE LAND USE SUCH AS RESIDENTIAL OR COMMERCIAL, A BUFFER MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED LAND USE.
- 3.4 BECAUSE OF PROXIMITY TO HIGHWAYS, INDUSTRIAL USES SHALL BE ENCOURAGED TO DEVELOP, REDEVELOP AND BE MAINTAINED IN SUCH A MANNER THAT THEY PROVIDE A PLEASING APPEARANCE.
- 3.5 INCOMPATIBLE INDUSTRIAL USES OUTSIDE THE DESIGNATED INDUSTRIAL AREA SHALL BE ENCOURAGED TO RELOCATE TO AREAS APPROVED FOR SUCH USE.

D. INSTITUTIONAL

1. Findings

The focal point of Ste. Anne's development has been the Roman Catholic Church on Avenue Centrale. This area has also become the Institutional focus of the community with the development of the hospital, school

division offices, medical clinic, senior citizens home, post office and municipal office.

The school and the cultural centre has provided a second Institutional focus in the north central part of the Village.

Currently, about six percent of Ste. Anne's built-up area is devoted to Institutional use. This figure is comparable to the amount found in other communities of similar size.

2. Objectives

- 2.1 To ensure that an adequate and appropriate supply of land is available to fulfill the Institutional needs of the Village.
- 2.2 To ensure that existing Institutional areas are protected from uses that create incompatible or conflicting situations.
- 2.3 To ensure that new Institutional uses are developed in a manner that is in keeping with the character of the area in which they locate.

3. Policies

- 3.1 ALL MAJOR COMMUNITY-ORIENTED INSTITUTIONAL LAND USES SHALL BE LOCATED IN THE AREAS DESIGNATED FOR SUCH USE ON MAP 2, "GENERAL LAND USE".
- 3.2 NEIGHBOURHOOD-ORIENTED INSTITUTIONAL USES SUCH AS CHURCHES, AND DAY CARE FACILITIES MAY BE PERMITTED IN AREAS DESIGNATED FOR OTHER USES SUBJECT TO THE CONSIDERATION AND APPROVAL OF COUNCIL. CONSIDERATION SHALL BE IN TERMS OF SUCH THINGS AS THE IMPACT THE PROPOSED USE WILL HAVE ON THE ADJOINING LAND USES; THE AVAILABILITY OF AMENITIES AND SERVICES NECESSARY TO SUPPORT THE PROPOSED LAND USE; THE CHANGE IN TRAFFIC PATTERNS; AND THE ANTICIPATED INTERFACE BETWEEN THE EXISTING USES AND THE PROPOSED USE.
- 3.3 SUBJECT TO THE PROVISIONS OF THE PLANNING ACT, A LAND DEDICATION FOR SCHOOLS MAY BE REQUIRED AS A CONDITION OF SUBDIVISION APPROVAL IN NEW RESIDENTIAL DEVELOPMENTS.
- 3.4 INSTITUTIONAL USES WHICH LOCATE ADJACENT TO RESIDENTIAL AREAS SHALL BE REQUIRED TO MINIMIZE ANY ADVERSE EFFECT ON THE SURROUNDING RESIDENTIAL ENVIRONMENT.
- 3.5 INSTITUTIONAL USES SHALL BE LOCATED IN SUCH A MANNER THAT THEY CAN CONVENIENTLY SERVE THE RATEPAYERS OF THE VILLAGE.

E. OPEN SPACE AND RECREATION

1. Findings

Ste. Anne's open space and recreational development has focussed on the 22 acre community recreation complex and the adjoining 17 acre school grounds. Together the space constitutes eight percent of the Community's built-up area.

In addition, there is a substantial amount of undesignated open space in the form of the Church owned property on both sides of the Seine River, the former lagoon site, the water control site at the point of the Seine River Diversion, and stretches of shoreland along the Seine River.

Ste. Anne's characteristically low density development and interspersed undeveloped properties within the Village results in a sense of spaciousness that has not created a need for a formalized park and open space hierarchy.

2. Objectives

- 2.1 To ensure there is an appropriate supply of land for open space and recreational development to fulfill the existing and future needs of the Village.
- 2.2 To promote the use of open space lands as a buffer between incompatible land uses.
- 2.3 To promote the landscaping of open spaces in a manner that will beautify the Community.
- 2.4 To protect as open space land that is unsuitable for intensive urban uses and/or that may enhance the attractiveness of the Village.

3. Policies

- 3.1 OPEN SPACE AND RECREATIONAL LAND USES THAT ARE INTENDED TO SERVE THE ENTIRE VILLAGE SHALL LOCATE IN AREAS DESIGNATED FOR SUCH USE ON MAP 2, "GENERAL LAND USE".
- 3.2 AN OPEN SPACE DEDICATION AS PER THE PROVISIONS OF THE PLANNING ACT MAY BE REQUIRED AS A CONDITION OF SUBDIVISION APPROVAL. WHERE THE OPEN SPACE DEDICATION WILL SERVE NO USEFUL PURPOSE, A CASH PAYMENT IN LIEU OF THE DEDICATION MAY BE REQUIRED AS PROVIDED FOR BY THE PLANNING ACT.

- 3.3 PARKS, RECREATION AND OPEN SPACE AREAS IN RESIDENTIAL SUBDIVISIONS SHALL BE PLANNED AND DEVELOPED IN A MANNER THAT IS IN HARMONY WITH THE PRIMARY RESIDENTIAL USE IN THAT NEIGHBOURHOOD WITHIN WHICH THEY ARE LOCATED.
- 3.4 THE JOINT AND COOPERATIVE USE OF COMMUNITY RECREATIONAL FACILITIES AND SCHOOL FACILITIES IS SUPPORTED AND ENCOURAGED.
- 3.5 THE USE OF LANDSCAPED OPEN SPACE MAY BE ENCOURAGED OR REQUIRED AS A BUFFER BETWEEN INCOMPATIBLE OR CONFLICTING LAND USES.
- 3.6 THE SHORELANDS OF THE SEINE RIVER SHALL BE MAINTAINED AS AN ATTRACTIVE AMENITY THROUGH THE PUBLIC OWNERSHIP OF LAND OR THROUGH DEVELOPMENT RESTRICTIONS ALONG THE SHORELINE.

F. RURAL

1. Findings

Approximately one half of the land within the corporate boundaries of the Village of Ste. Anne has not been urbanized. The land located south of the Seine River and on the northern and northwestern peripheries of the Village constitute the major portion of this urbanized land.

Although some of the land is in an unproductive state, much of it is used for agricultural purposes and should remain as such until it is required for urban purposes.

2. Objectives

- 2.1 To reserve land which is not required within the planning period in an unfragmented state so that future urban development is not precluded and can be facilitated in a logical and well-planned manner.
- 2.2 To maintain existing land use activities in those areas where the land is not required for urban expansion.
- 2.3 To minimize land use conflicts between urban and non-urban uses.

3. Policies

- 3.1 AREAS WHERE THE POLICIES OF THIS SECTION APPLY SHALL BE DESIGNATED ON MAP 2, "GENERAL LAND USE".
- 3.2 THE LAND WITHIN THIS AREA SHALL NOT BE CONVERTED TO URBAN USE UNTIL DEVELOPMENT IN OTHER AREAS OF THE VILLAGE HAS BEEN PROCEEDED WITH TO A POINT WHERE URBAN GROWTH REQUIRES ADDITIONAL LAND.

- 3.3 FUTURE REDESIGNATION OF THIS LAND SHALL REQUIRE AN AMENDMENT TO THIS PLAN AND SHALL BE SUCH THAT IT REFLECTS THE LAND USE DEMANDS AND GOOD PLANNING PRINCIPLES.
- 3.4 ALL USES EXISTING AT THE TIME OF ADOPTION OF THIS PLAN THAT DO NOT DETRIMENTALLY AFFECT THE HEALTH, SAFETY AND WELL-BEING OF THE VILLAGE RESIDENTS AND THAT WILL NOT BE OFFENSIVE TO THE URBAN COMMUNITY AND WILL NOT UNDULY RESTRICT ITS FUTURE URBANIZATION WILL BE ALLOWED TO CONTINUE. EXAMPLES OF SUCH USES MAY BE GRAIN FARMING, HAY FARMING, MARKET GARDENING, LIGHT STORAGE FACILITIES AND WOODLANDS. POTENTIALLY OFFENSIVE USES SUCH AS THE KEEPING OF LIVESTOCK MAY BE RESTRICTED.

Part IV Municipal Services & Transportation

A. MUNICIPAL SERVICES

1. Findings

The Village of Ste. Anne operates a piped sewage collection system which is connected to a lagoon south of the Village. The built-up portions of the Village are serviced by the system. When there is a need to extend the system it can be undertaken without major expense in all but two areas of the Village. The latter two areas include the northeastern portion of the Village and the South central portion of the Village south of the River between the railway crossing of the River and Rue Finnigan.

The Village does not have a central water supply and distribution system. Each resident has their own private or shared well as a source of potable water. According to the Water Resources Branch of the Province of Manitoba, groundwater is readily available throughout the Village and the supply is adequate for present requirements and considerable new development. Groundwater ranges from good to excellent although the hardness is generally above desirable levels and most homeowners and businesses have water softeners.

Over recent years, the Village has installed an extensive storm sewer system which along with ditches and culverts alleviate the surface and storm water concerns of the Village.

2. Objectives

- 2.1 To provide and maintain municipal services in an economical manner.
- 2.2 To protect the health and safety of the residents through the provision of proper and adequate municipal services.
- 2.3 To ensure that Village servicing systems are maintained at an adequate capacity to accommodate community growth and expansion.

3. Policies

- 3.1 ALL DEVELOPMENT WITHIN THE URBAN BUILT-UP AREA SHALL BE CONNECTED TO THE MUNICIPAL SEWERAGE SYSTEM AS IT BECOMES AVAILABLE.
- 3.2 THE AVAILABILITY AND TIMING OF SEWERAGE SYSTEM EXTENSIONS SHALL BE USED TO DETERMINE THE STAGING OR TIMING OF FUTURE DEVELOPMENTS.
- 3.3 THE SCHEDULING OF IMPROVEMENTS OR EXPANSIONS TO THE MUNICIPAL SEWERAGE SYSTEM MAY INCLUDE THE FOLLOWING CONSIDERATIONS; POPULATION GROWTH, BUILDING ACTIVITY, AND INDUSTRIAL DEVELOPMENT.
- 3.4 APPLICATIONS TO SUBDIVIDE AND DEVELOP LAND SHALL RECOGNIZE THE NEED FOR CONNECTIONS TO THE VILLAGE'S SEWERAGE SYSTEM. ALL APPLICATIONS TO SUBDIVIDE SHALL BE EVALUATED IN TERMS OF EFFICIENT AND ECONOMIC PROVISION OF THE SEWAGE COLLECTION SERVICE. AS A CONDITION OF APPROVAL, THE APPLICANT MAY BE REQUIRED TO COVER SOME OR ALL OF THE COSTS ASSOCIATED WITH SEWERAGE EXTENSION AND CONNECTION.
- 3.5 IN ORDER TO MAXIMIZE THE BENEFITS OF THE INVESTMENT IN THE MUNICIPAL SEWERAGE SYSTEM, THE FOLLOWING SHALL ACT AS A GUIDE-LINE FOR PRIORIZING DEVELOPMENT AND THE EXTENSION OF THE SEWERAGE SYSTEM;
 - a) FIRSTLY, INFILLING OF EXISTING SERVICED LOTS,
 - b) SECONDLY, AREAS THAT ARE READILY AVAILABLE FOR THE EXTENSION OF SERVICES, AND,
 - c) LASTLY, AREAS WHERE EXTENSIVE WORKS, SUCH AS LIFT STATIONS, MUST BE UNDERTAKEN IN ORDER TO PROVIDE A MUNICIPAL SEWAGE COLLECTION SERVICE.
- 3.6 NOTWITHSTANDING THE PREVIOUS POLICIES, COUNCIL MAY CONSIDER APPROVING DEVELOPMENTS WHICH ARE DEEMED DESIRABLE OR NECESSARY IN AREAS NOT SUITABLE TO IMMEDIATE CONNECTION TO THE VILLAGE'S SEWERAGE SYSTEM. IN CONSIDERING THE DEVELOPMENT PROPOSAL, APPROVAL WILL BE SUBJECT TO AN ACCEPTABLE ALTERNATE MEANS OF SEWAGE DISPOSAL AND AN AGREEMENT WHEREBY THE PROPOSED DEVELOPMENT WILL CONNECT TO THE VILLAGE'S SEWERAGE SYSTEM WHEN THE PROPERTY IN QUESTION IS SERVICED.
- 3.7 THE PRIMARY OBJECTIVE OF THE SEWAGE COLLECTION SYSTEM IS TO SERVE THE RATEPAYERS OF THE VILLAGE. EXTENSION OF THE SERVICE BEYOND THE VILLAGE BOUNDARIES SHALL NOT BE APPROVED UNLESS IT IS DETERMINED TO BE DESIRABLE OR BENEFICIAL FOR THE VILLAGE.
- 3.8 IN THE ABSENCE OF A CENTRAL WATER DISTRIBUTION SYSTEM, EACH RATEPAYER SHALL BE RESPONSIBLE FOR THEIR OWN SUPPLY OF POTABLE WATER.

- 3.9 AS GROUNDWATER IS THE SOURCE OF POTABLE WATER SUPPLY TO THE VILLAGE, NO DEVELOPMENT SHALL BE PERMITTED WHICH MAY POTENTIALLY POLLUTE THIS GROUNDWATER SUPPLY.
- 3.10 ALL WELLS, INCLUDING FLOWING WELLS, SHALL BE CONSTRUCTED AND MAINTAINED IN A MANNER THAT WILL CONTROL DISCHARGE AND REDUCE ANY RISK OF POLLUTION AS PER ESTABLISHED PROVINCIAL GUIDELINES AND REGULATIONS.
- 3.11 AS A CONDITION OF SUBDIVISION APPROVAL, THE DEVELOPER MAY BE REQUIRED TO PROVIDE THE NECESSARY NUMBER OF SHARED WELLS TO SERVE THE FUTURE RESIDENTS OF THE SUBDIVISION.
- 3.12 COUNCIL WILL CONTINUE TO DEVELOP ITS STORM WATER PROTECTION WORKS TO MINIMIZE ANY PROPERTY DAMAGE RISKS ASSOCIATED WITH SURFACE WATER RUNOFF.
- 3.13 AN OVERALL STORM DRAINAGE PLAN FOR A NEW DEVELOPMENT MAY BE REQUIRED PRIOR TO DEVELOPMENT. THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION SHALL BE CONSULTED BEFORE PROCEEDING WITH DEVELOPMENT THAT MAY RESULT IN INCREASED STORM WATER FLOWS IN THE PROVINCIAL HIGHWAY SYSTEM.
- 3.14 SERVICES THAT PROTECT LIFE AND PROPERTY, SUCH AS FIRE, POLICE AND AMBULANCE, SHALL BE MAINTAINED IN A MANNER THAT WILL PROVIDE THE VILLAGE WITH THE HIGHEST POSSIBLE LEVEL OF PROTECTION.

B. TRANSPORTATION AND PUBLIC UTILITIES

1. Findings

The major thoroughfares through Ste. Anne have been P.T.H. No. 12, P.R. No. 207 (Rue Centrale) and P.R. No. 210. With the re-alignment and twinning of P.T.H. No. 12 the focus of traffic will change with more traffic flow through the western portions of the Village. Much of the additional traffic may originate from the countryside south and east of the Village.

In terms of streets and lanes, 21% of the built-up area, or 95 acres is put to this use. This figure is low when compared to other communities of similar size. Although it suggests an efficient street system, it also reflects on the presence of large long lots and long cul-de-sacs.

A major branch of the Canadian National Railway runs through the Village. Although some development has occurred to its south, the majority of the urban development is to its north. Although the railway serves the community it can also cause a disturbance in the form of traffic disruption and noise, as well as being a potential safety hazard.

The Village is also fully serviced by Manitoba Hydro and the Manitoba Telephone System. Additionally, natural gas is available to the residents and businesses.

2. Objectives

- 2.1 To make provision for an efficient, safe and convenient system of streets and highways.
- 2.2 To minimize the adverse impacts of railway generated disturbances and potential hazards.
- 2.3 To protect the highway system and railway from unnecessary encroachments of incompatible land uses.
- 2.4 To make provision for services such as hydro, gas and telephone to the ratepayers of the Village.

3. Policies

- 3.1 DEVELOPMENT ADJACENT AND IN THE VICINITY OF PROVINCIALY OWNED AND OPERATED HIGHWAYS SHALL BE SUBJECT TO APPROPRIATE PROVINCIAL STATUTORY CONTROLS AS THEY EXIST OR MAY BE AMENDED BY THE PROVINCE. THESE INCLUDE THE FOLLOWING:
 - a) NO ACCESS TO P.T.H. NO. 12 MAY BE CONSTRUCTED EXCEPT BY PERMIT FROM THE HIGHWAY TRAFFIC BOARD.
 - b) NO STRUCTURE MAY BE PLACED WITHIN 250 FEET OF THE RIGHT-OF-WAY OF P.T.H. NO. 12 EXCEPT BY PERMIT FROM THE HIGHWAY TRAFFIC BOARD (AND FROM THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION FOR ANY PLANTINGS WITHIN 50 FEET).
 - c) NO STRUCTURE MAY BE PLACED WITHIN A 350 FOOT CONTROL CIRCLE RADIUS AT THE INTERSECTION OF P.T.H. NO. 12 AND P.R. NO. 210 EXCEPT BY PERMIT FROM THE HIGHWAY TRAFFIC BOARD.
NOTE: In conjunction with the recent relocation of P.T.H. No. 12, this control circle may be expanded in the future and relocated to the new intersection of P.T.H. No. 12 and P.R. No. 210.
 - d) PERMITS FOR CONNECTING TO P.R. NO. 207 TO THE EAST OF CHEM CALEDONIA AND TO THE WEST OF OLD P.T.H. NO. 12 SHALL BE REQUIRED FROM THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. BETWEEN THESE TWO POINTS, THE RESPONSIBILITY FOR CONNECTIONS IS WITH THE VILLAGE AND PERMITS ARE NOT REQUIRED; HOWEVER, CONSULTATION BETWEEN THE COUNCIL AND THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION MAY TAKE PLACE ON THE MATTER OF CONNECTIONS WHENEVER IT IS DEEMED NECESSARY OR DESIRABLE.
- 3.2 IN AREAS WHERE RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USES ARE ALLOWED IN CLOSE PROXIMITY TO A PROVINCIAL HIGHWAY THE FOLLOWING CRITERIA SHALL APPLY:
 - a) STRIP DEVELOPMENT ALONG THE HIGHWAY WHEREBY DIRECT CONNECTIONS TO THE HIGHWAY ARE CONTINUOUSLY RELIED UPON FOR PROVIDING ACCESS TO ABUTTING PROPERTIES SHALL BE DISCOURAGED.

- b) THE KIND OF DEVELOPMENT THAT WOULD GENERATE TRAFFIC IN AN AMOUNT OR OF A TYPE THAT WOULD UNDULY IMPAIR THE PRESENT AND POTENTIAL CAPABILITY OF THE ADJOINING HIGHWAY TO CARRY TRAFFIC SAFELY AND EFFICIENTLY WILL NOT BE PERMITTED.
 - c) THE LOCAL ROAD OR STREET NETWORK ASSOCIATED WITH ANY TYPE OF PROPOSED DEVELOPMENT SHALL BE DESIGNED TO BE IN ACCORD WITH BOTH THE EXISTING AND PLANNED ROAD AND STREET SYSTEM OF THE NEIGHBOURING AREAS.
- 3.3 AS FRONTAGE ROADS ARE UNECONOMICAL IN TERMS OF CONSTRUCTION AND MAINTENANCE, THEY WILL NOT BE ENCOURAGED. ALTERNATIVELY, PREFERENCE WILL BE GIVEN TO THE DESIGN AND CONSTRUCTION OF INTERNAL ROAD SYSTEMS.
- 3.4 DEVELOPMENT PROPOSALS SHALL BE EVALUATED ON THE BASIS OF AN ACCEPTABLE STREET DESIGN AND THE PROPOSED STREET LINKAGES. THE LOCAL STREET PATTERN AND LINKAGES SHOULD BE DESIGNED IN A MANNER THAT THEY WILL BE IN HARMONY WITH THE EXISTING AND PLANNED STREET SYSTEMS IN THE NEIGHBOURHOOD.
- 3.5 AS A CONDITION OF APPROVAL OF A DEVELOPMENT PROPOSAL, THE DEVELOPER MAY BE RESPONSIBLE FOR THE PROVISION OF ROADS IN THE AREA BEING DEVELOPED.
- 3.6 A CLASSIFICATION OF STREETS SHALL BE USED TO DEVELOP AN EFFICIENT VEHICULAR TRANSPORTATION SYSTEM. THE ENGINEERING DESIGN OF EACH SHALL REFLECT THEIR DESIGNATED USE AND SHALL BE GUIDED BY THE FOLLOWING CLASSIFICATION CRITERIA:
- a) "EXPRESSWAYS" ARE MAJOR HIGH SPEED TRAFFIC ROUTES THAT PROVIDE EFFICIENT INTERREGIONAL ROAD CONNECTIONS AND LINK THE VILLAGE OF STE. ANNE WITH OTHER PARTS OF THE PROVINCE OR COUNTRY. THESE ARE LIMITED ACCESS THOROUGHFARES AND FALL WITHIN THE JURISDICTIONAL RESPONSIBILITY OF THE PROVINCE.
 - b) "ARTERIAL ROADS" ARE PRINCIPAL TRAFFIC ARTERIES IN THE VILLAGE AND ARE INTENDED TO PROVIDE EFFICIENT ROAD CONNECTIONS FROM ONE SECTION OF THE VILLAGE TO ANOTHER. DIRECT ACCESS CONNECTIONS TO PRIVATE PROPERTY WOULD NORMALLY BE CONSIDERED UNDESIRABLE.
 - c) "COLLECTOR ROADS" ARE INTENDED TO DISTRIBUTE TRAFFIC FROM THE ARTERIAL ROADS TO THE DIFFERENT NEIGHBORHOODS. STREETS SHOULD NORMALLY BE CONSTRUCTED TO ACCOMMODATE MODERATE TRAFFIC LOADS.
 - d) "LOCAL ROADS" ARE INTENDED TO DISTRIBUTE TRAFFIC FROM COLLECTOR ROADS TO PROVIDE DIRECT ACCESS TO INDIVIDUAL PROPERTIES. THE LOCAL ROAD SHOULD BE DESIGNED TO ACCOMMODATE THE LOWER VOLUME OF TRAFFIC.

- 3.7 FUTURE MUNICIPAL ROADS WILL BE DEVELOPED USING MAP 3, "PROPOSED STREET CLASSIFICATION", AS A GUIDE. AS THE INTENT OF MAP 3 IS TO BE A GUIDE ONLY, ANY VARIATION FROM IT SHALL NOT REQUIRE AN AMENDMENT TO THIS PLAN.
- 3.8 ACCESS CONNECTIONS ONTO A MUNICIPAL ROAD SHALL REQUIRE THE APPROVAL OF COUNCIL.
- 3.9 THE COUNCIL, THROUGH THE ZONING BY-LAW, MAY ESTABLISH PARKING STANDARDS FOR ALL USES.
- 3.10 DEVELOPMENT SETBACKS WILL BE ESTABLISHED FOR ALL FUTURE DEVELOPMENT ABUTTING THE RAILWAY.
- 3.11 THE ESSENTIAL ACTIVITIES OF GOVERNMENT AND PUBLIC UTILITIES SHALL BE PERMITTED IN ANY LAND USE DESIGNATION. DEVELOPMENT OF SUCH USES SHOULD BE IN A MANNER THAT THEY WILL BE IN HARMONY WITH THE LAND USE CHARACTER WITHIN WHICH THEY ARE LOCATED.

Part V Implementation

A. ZONING BY-LAWS

The principal means of implementing the Development Plan is through a Zoning By-law prepared in a form described in Section 40(2) of The Planning Act.

The Zoning By-law established the various land use districts, determines both permitted and conditional uses, and prescribes relevant standards and requirements that are applicable to each use. In preparing the Zoning By-law, the Development Plan acts as a guide to ensure that the land use districts conform with the adopted land use policies. However, lands need not be zoned immediately for the use that they are designated in the Development Plan. In those instances they may be zoned according to their current use; however, any change in land use zoning designation would have to conform with the intent of the Development Plan policies for the area.

B. SUBDIVISION CONTROL

The intent of this Plan is also implemented through the subdivision approval process under Part VI of The Planning Act.

Under Section 62(1)(d), a subdivision application cannot be approved unless it conforms to a development plan or zoning by-law adopted in conformance with The Planning Act.

SECTOR PLANS AND SPECIAL STUDIES

Council may require or undertake sector studies or impact studies in order to evaluate a development proposal. Such studies would be a detailed evaluation of the proposal within the context of the Development Plan Policies which in themselves may be too general to complete the evaluation of the land use proposal. Examples of such studies may be with respect to extension of municipal services and their efficiency or capacity to support additional development; or conceptual layout designs for new subdivisions.

D. DEVELOPMENT PERMITS

Upon adoption of the Development Plan, no development may take place unless a development permit has been obtained from the Council. In order for a development permit to be issued, the proposed development must conform to the adopted development plan, zoning by-law and the provisions of The Planning Act.

E. BUILDING REGULATIONS

The Manitoba Building Code adopted under The Building and Mobile Homes Act sets the minimum provision or standards which new and renovated buildings must meet in order to protect the safety and health of the public with regards to adequate fire provisions and health requirements.

By implementing the objectives and the policies of this Development Plan, Council can be responsible for the administration and enforcement of the Manitoba Building Code through the administration of a Municipal Building By-law.

F. DEVELOPMENT AGENCIES

Wherever possible, Council may require a development agreement in order to ensure the provision of suitable services in any proposed development. Provisions of The Planning Act apply where land is being subdivided (Section 63) or where land is being re-zoned (Section 48(1)).

Such agreements will clearly identify the responsibilities of the Village and those of the developer so that the completed development will be safe, efficient, compatible with surrounding land uses, a benefit to the Municipality and generally consistent with the intent of the Plan.

G. LAND ACQUISITION

In accordance with the provisions of Section 35 of The Planning Act, a municipality may acquire by gift, purchase or expropriation any interest in land and may sell, lease, or otherwise dispose of land or development right so acquired or held. This enables the

Village to secure land for the implementation of any feature of the Development Plan, if this action is determined to be necessary by Council.

H. PLANNING COMMITTEES

Section 91(1) of The Planning Act allows a council to establish Planning Advisory Committees to advise and assist in the formulation of planning matters. These committees may be established by Council on a permanent or semi-permanent basis as deemed desirable.

I. CAPITAL EXPENDITURE PROGRAM

A background study undertaken during the preparation of this Development Plan showed the Village of Ste. Anne to be in a very favourable financial position. If Ste. Anne continues to grow at a moderate rate as projected by the background studies the taxable assessment base can accommodate corresponding growth in capital expenditure.

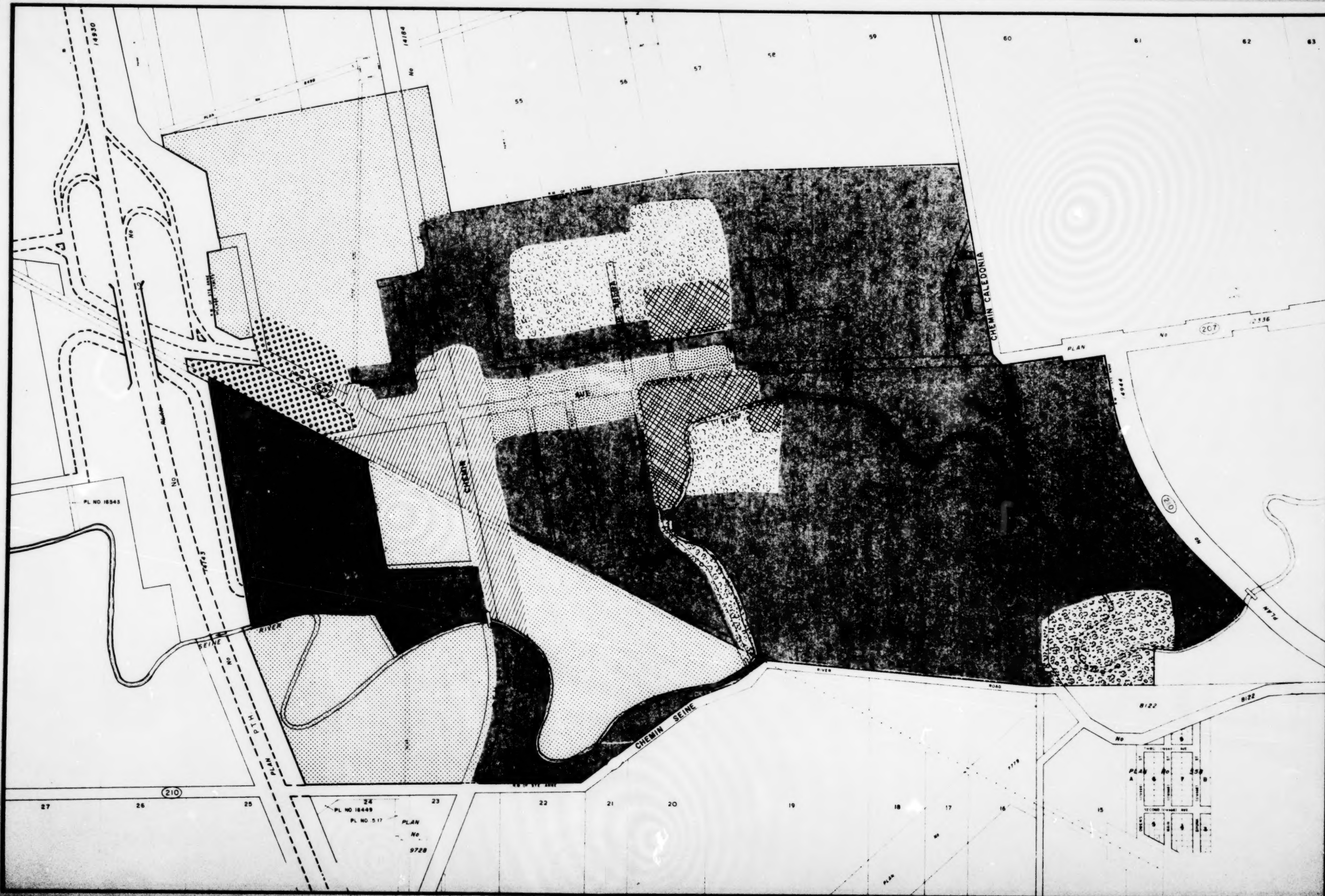
The five year capital expenditure program prepared in accordance with Section 561 of The Municipal Act and attached as Appendix I to this Plan, provides the opportunity to plan future capital expenditure projects. These capital expenditure programs can be used as a tool to guide the implementation and funding of the projects associated with policies outlined in this Plan.

J. REVIEW AND AMENDMENT

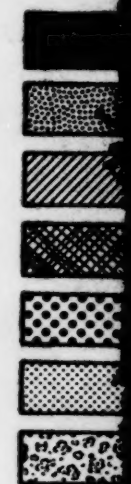
The Development Plan is not intended to be static, but rather a document that is flexible to ensure that new trends and unforeseen developments can be accommodated through a periodic review and necessary amendment of the Development Plan.

The Plan may be reviewed whenever any objectives, policies or proposals established by the Plan become irrelevant, unrealistic or new needs arise. Additionally, Section 29 of The Planning Act requires that the Development Plan be given a complete review at least every 5 years.

Amendments to the Plan will be adopted in accordance to Sections 30 to 34 inclusive of The Planning Act.



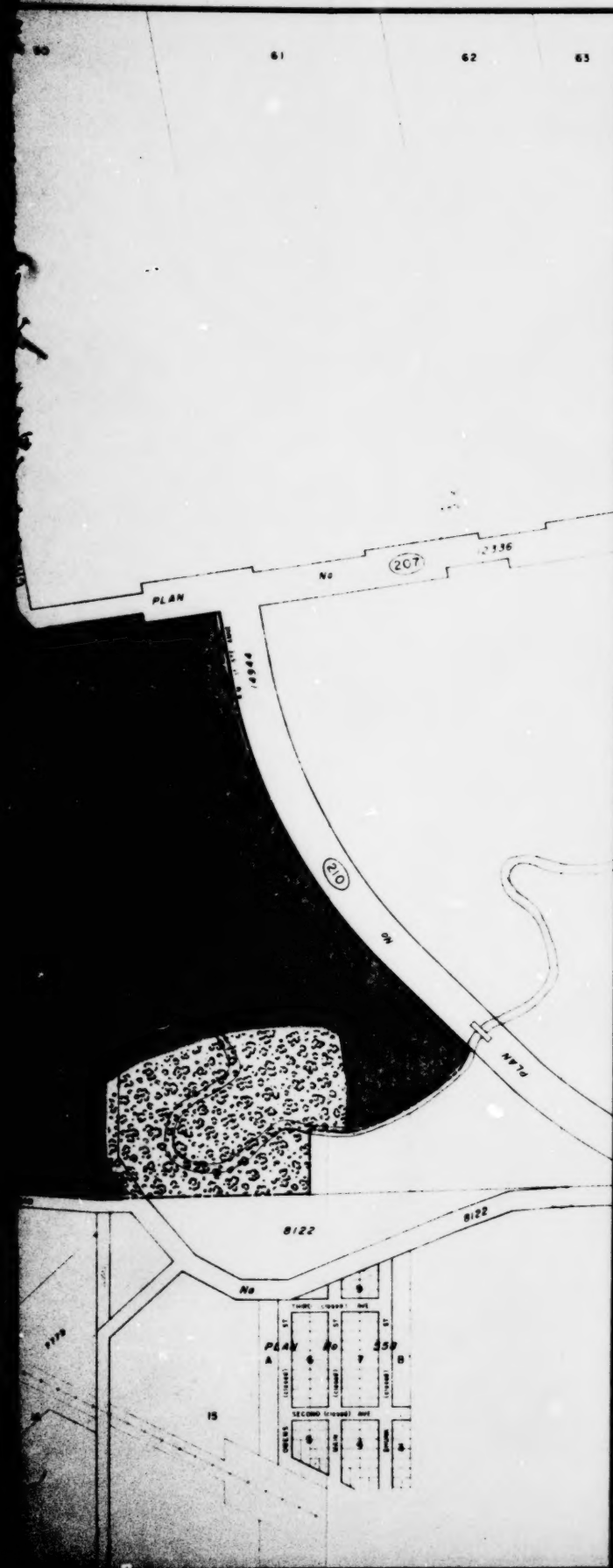
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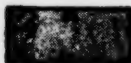


map
2



GENERAL LAND USE

Legend

-  Residential
-  General Commercial
-  Highway Commercial
-  Institutional
-  Industrial
-  Rural
-  Open Space And Recreation

VILLAGE OF STE. ANNE



**Manitoba
Municipal Affairs**
Municipal Planning





**map
2**

MUNICIPAL PLANNING

DATE JUNE 84
REVISED

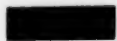
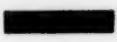
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PROPOSED STREET CLASSIFICATION

Legend

-  EXPRESSWAY
-  ARTERIAL
-  COLLECTOR
-  LOCAL

VILLAGE OF STE. ANNE

Manitoba
Municipal Affairs
Municipal Planning



400 0 400 800
FEET

map
3

MUNICIPAL PLANNING

DATE JUNE 84 DRAWING No. 106-70-104A
REVISED DRAWING No.

APPENDIX I.

CAPITAL EXPENDITURE PROGRAM

CAPITAL EXPENDITURE PROGRAM PROGRAM

SOURCE OF FUNDS — ANNUAL	1985	1986	1987	1988	1989	TOTAL
OPERATING	\$3,000	105,000	117,000	89,000	134,000	568,000
RESERVES	50,000	50,000	50,000	50,000	50,000	250,000
DEBENTURE SALES	80,000	75,000	100,000	70,000	50,000	375,000
OTHER	20,000	25,000	50,000	35,000	30,000	160,000
	163,000	255,000	297,000	244,000	254,000	1193,000

FOR DEPARTMENTAL USE ONLY

concluding paragraph